

# UNOFFICIAL COPY



Doc#: 1428819077 Fee: \$50.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/15/2014 12:53 PM Pg: 1 of 7

**After Recording Return To:**  
Old Republic Default Management Services  
Attn: Recording Department  
500 City Parkway West, Suite 200  
Orange, California 92868

**Prepared By:**  
RUTH RUHL, P.C.  
12700 Park Central Drive, Suite 850  
Dallas, TX 75251

Loan No.: 0596729425  
Investor No.: 1703435125

## WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that Karlene Montgomery, a single woman

herein, for the consideration of One Dollar (\$1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, do give, grant, bargain, sell, warrant, and convey unto Federal National Mortgage Association the GRANTOR(S)

its successors and assigns, all of the following described premises situated in the County of Cook the GRANTEE, State of Illinois, to-wit:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Tax Parcel Number: 30-30-312-031-0000 and 30-30-312-032-0000

Commonly Known As: 2658 178th St., Lansing, Illinois 60438

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Investor No.: 1703435125

THIS DEED is an absolute conveyance of title in effect as well as form, and is not intended as a mortgage, trust conveyance or security of any kind. It being the intention of the Grantor and the Grantee that the interest of the Grantor and the Grantee, their successors and/or assigns in said property under said mortgage whether guaranteed, insured or direct loan, shall not merge, and that said mortgage shall not merge, and that said mortgage shall remain in full force and effect until specifically released. Said mortgage was made by Karlene Montgomery, an unmarried woman, as Mortgagor to Mortgage Electronic Registration Systems INC. acting solely as nominee for CitiMortgage, Inc.

, as Mortgagee, dated February 8th, 2007, and recorded on February 20th, 2007 in Book N/A, Page N/A, Instrument No. 0705144037, which was assigned to Federal National Mortgage Association by an Assignment recorded in Book N/A, Page N/A, Instrument No. N/A, or by an Assignment recorded simultaneously herewith at the Cook County Clerk's Office.

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereunto belonging, unto the said GRANTEE, his successors and assigns forever. The said GRANTORS do covenant for themselves, their heirs, executors, and assigns, that at the signing of these presents, they are well seized of the above described premises as a good and indefeasible estate in fee simple, and have good right to bargain and sell the same in the manner and form as above written; and that the same are free and clear from all encumbrances whatsoever, and that they and their heirs, executors, and assigns will warrant and defend said premises, with the appurtenances thereunto belonging, unto said GRANTEE, his successors and assigns, against all lawful claims and demands whatsoever. Said GRANTORS hereby release and waive all rights under and by virtue of the Homestead Exemption laws of the State of Illinois and any other State Law which may apply.

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Loan No.: 0596729425  
Investor No.: 1703435125

WITNESS the HAND and SEAL of the GRANTORS on this 19 day of June, 2014.

Karlene Montgomery (Seal)  
Karlene Montgomery

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

State of Illinois

County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid do hereby certify that, Karlene Montgomery

personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and Notarial Seal this 19 day of June, 2014.

SEAL



[Signature]  
Notary Public

Printed Name

My Commission Expires: 6/30/15

ADDRESS OF GRANTEE & SUBSEQUENT TAX BILLS TO: Nationstar Mortgage LLC, 350 Highland Drive, Lewisville, Texas 75067

"TAX EXEMPT PURSUANT TO PARAGRAPH L, SECTION 4, OF THE REAL ESTATE TRANSFER TAX ACT."

8-25-14  
Date

Ruth Ruhl (Seal)  
Printed Name Ruth Ruhl

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## EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN COOK COUNTY, ILLINOIS:

PARCEL 1: LOTS 20 AND 21 IN BLOCK 6 IN TORRENCE SCHOOL ADDITION, BEING A SUBDIVISION OF THE SOUTH 1/2 OF SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: 1/2 VACATED ALLEY NORTH AND ADJOINING SAID LOTS 20 AND 21.

TAX ID NO. 30-30-312-031-0000

TAX ID NO. 30-30-312-032-0000

BEING THE SAME PROPERTY CONVEYED BY TRUSTEE'S DEED  
GRANTOR: SOUTH HOLLAND TRUST & SAVINGS BANK, AS TRUSTEE UNDER THE  
PROVISIONS OF A TRUST AGREEMENT DATED THE 13TH DAY OF FEBRUARY, 1969,  
AND KNOWN AS TRUST NUMBER 1146  
GRANTEE: KARLENE MONTGOMERY, NO TENANCY STATED  
DATED: 08/14/2002  
RECORDED: 01/30/2003  
DOC#/BOOK-PAGE: 0030142692

ADDRESS: 2658 178TH ST, LANSING, IL 60438

Property of Cook County Clerk's Office

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Loan No.: 0596729425  
Investor No.: 1703435125

## STATEMENT BY GRANTOR/GRANTEE

The grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated June 19, 2014 Signature Karene Montgomery  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 19 day of June, 2014.



Notary Public [Signature]  
Printed Name [Signature]

The grantee or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

~~Dated \_\_\_\_\_ Signature \_\_\_\_\_  
Grantor or Agent~~

~~Subscribed and sworn to before me by the said Grantee/Agent this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.~~

~~Notary Public \_\_\_\_\_  
Printed Name \_\_\_\_\_~~

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)

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Investor No.: 1703435125

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Dated \_\_\_\_\_, \_\_\_\_\_ Signature \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this \_\_\_\_\_ day of \_\_\_\_\_,

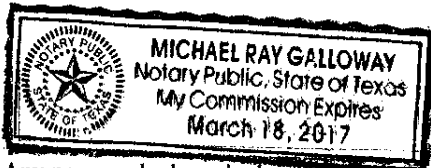
Notary Public \_\_\_\_\_

Printed Name \_\_\_\_\_

The grantee or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated July 24, 2014 Signature \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent this 24 day of July, 2014.



Notary Public Michael Ray Galloway

Printed Name Michael Ray Galloway

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)

**UNOFFICIAL COPY****VILLAGE OF LANSING**Norm Abbott  
Mayor

Office of the Treasurer

Arlette Frye  
Treasurer**Certificate of Payment Outstanding Debt**

DATE: 10/06/14  
 TO: Cara/708-764-9178  
 FROM: Kay Kacnar  
Finance Department  
 PHONE NO: (708)-895-7200

SUBJECT: 2658.178<sup>th</sup> Street

Final Utility Bill	\$247.45 account 206 2301 00 02
Ambulance Services	
False Alarm	
Building Dept.	
Collections/Tickets	\$275.00
Lien Fee	
	<b><u>\$522.45 Total</u></b>

Payment can be made over the phone with a credit card.

If you have any problems with the transmission or if you wish to confirm its receipt, please contact me at (708) 895-7200